



**Trinity City Council  
Special Called Meeting  
Tuesday, January 30 2007  
Trinity City Hall  
4:00 P.M.**

**The Special Called Meeting of the Trinity City Council was held on Tuesday, January 30, 2007, at Trinity City Hall, 6701 NC Highway 62, Trinity, NC. A quorum was present.**

**MEMBERS PRESENT:** Mayor Frances Andrews, Council members Karen Bridges, Phil Brown, Barbara Ewings, Barry Lambeth, Bob Labonte, Dwight Meredith, Edith Reddick, and Miles Talbert.  
(Council member Brown arrived at 4:25 p.m.)

**MEMBERS ABSENT:** Council member Karen Bridges.

**OTHERS PRESENT:** City Manager Ann Bailie; City Attorney, Bob Wilhoit; City Planning/Zoning Administrator, Adam Stumb; City Clerk/FO, Debbie Hinson; Randy McNeill, Davis-Martin-Powell and Associates; Members of the Press; and other interested parties.

**ITEM 1. Call to Order**

Mayor Andrews called the Special Called Meeting to Order.

**ITEM 2. Discussion for Annual Retreat Agenda Items  
(Ginger Booker, PTCOG)**

Mayor Andrews opened this item and turned the discussion of the 2007 Annual Retreat Agenda for the Trinity City Council over to Manager Bailie and Ms. Booker.

Manager Bailie briefly discussed the system used to determine the issues in order of interest for retreat topics as turned in to her. After Manager Bailie's Briefing, Ms. Booker assumed the review for topics for the Annual Retreat with Council members by reviewing the topics listed for their input and feelings on what topics would be discussed, how they should be placed on the Agenda, and if any of the topics listed should be grouped together for discussion.

After discussion of the different topics, their relationship to other topics, the order in which the topics should be discussed, and why the topics needed to be discussed, Ms. Booker advised Council that she would take the information gathered and frame an Agenda with times for the Annual Retreat. She advised Council that the Agenda would be reviewed at the beginning of the Annual Retreat for any needed changes.

**ITEM 3. CITY HALL REPAIRS**

Manager Bailie discussed the suggestions from Council when the original quotes were discussed. She also discussed repairs made to Council chambers which included tearing out the old carpet and pad, repairing a rotted section of flooring and replacing the carpet and padding. Manager Bailie advised Council that repairs would also need to be made to the main bathroom flooring for the same reason.

After discussion, ***Motion by Council member Meredith to award the contract to replace the roof to Davis Roofing or East Coast at the manager's discretion, seconded by Council member Brown and approved unanimously by all Council members present.***

#### **ITEM 4. DISCUSSION AND OR ACTION ON THE LAND USE PLAN**

Mayor Andrews opened this item and advised Council that Manager Bailie had received changes from 3 Council members. These are listed in the packet you received today. Council could review the suggested changes or instruct Manager Bailie to incorporate the changes into the document for review at another meeting and possibly adopt the plan if Council was in agreement with suggested changes.

Manager Bailie advised Council that she had reviewed the suggested changes and had come up with some ideas on how to address the changes. It was the consensus of Council for Manager Bailie to proceed with the review and her ideas on how to incorporate the changes.

Manager Bailie read Page 3 Council Suggested Changes to the Land Development Plan as submitted to her. Manager Bailie referred Council to page 5 and advised Council that she took the suggestions and separated them into categories. Some of the recommendations did not pertain to the Land Use Plan. She asked Council if her categorization was correct as listed on page 5. Manager Bailie reviewed her categorization for changes to the Land Use Plan as follows:

- Eliminate R6 and R7 as proposed zoning. (pages 88, 89)
- Eliminate references to Old Town and New Town (pages 68, 76, 77, 80, and 88)
- Eliminate references to starting a Historic District, Historic Commission or Historic Preservation District (page 80)

There were a series of suggestions that pertained to the Zoning and Subdivision Ordinances. These were as follows:

- Do not permit cluster development in certain residential zoning districts
- All subdivisions should not be required to have greenways. If they don't have greenways, they should not be required to have Homeowners Associations.
- All subdivisions should not be the same; some should have just sidewalks (instead of greenways)
- Lots of record should be allowed to be developed if setbacks are met.
- Require submittal of site plan as conditions attached to zoning requests.

There were general comments as follows:

- Implementation Committee should be City Council.
- Plan and map should be followed so that property owners, developers, staff, mayor and council know exactly what is and is not allowed in each designation.
- Develop a Plan similar to the one adopted in 1999.

With consensus of Council that the categorization of the above items was correct, Manager Bailie proceeded with the changes that affected the Proposed Land Use Plan.

- 1. Eliminate R6 and R7 as proposed Zoning:** There was discussion between Council member Talbert and Manager Bailie regarding the removal of Residential Mixed Use from the plan. Manager Bailie advised Council member Talbert that Mixed Use consisted of existing zoning districts and was not new to this area. Manager Bailie asked that Council stay on course for changes that were submitted to her first and then come back to whatever needed to be discussed.

After discussion, ***it was the consensus of Council that the suggestions be reviewed and implemented into the new document prior to a vote being taken on this item.***

**Manager Bailie recommended that R6 and R7 be completely removed from pages 88 and 89, 5<sup>th</sup> column on page 88 and the 6<sup>th</sup> column on page 89.**

***Consensus of Council to implement this change.***

**Eliminate references to Old Town and New Town:** Manager Bailie discussed the importance of understanding why these designations were made. New Town was added to this document with the idea of building a New Downtown. If Council wishes to eliminate the idea of developing a New Downtown, I suggest that we just eliminate this designation and change this area to mixed use which is all around this area.

The reason Old Town was designated was out of respect for the historical and cultural beginnings of Trinity. There is a very strong feeling from the comments that I have heard from residents concerning not wanting to lose the character of the Old Trinity. This is the reason for the Old Town designation. There is no reason why this area can not be renamed to a Central Business District or a Town Center as long as there is a general recognition that we want to preserve some of the things that helped give Trinity its identity.

There was discussion between Council members, Manager Bailie, and Mayor Andrews concerning residents' feelings on keeping this identity for Trinity.

There was extensive discussion between Manager Bailie, Mayor Andrews, Council members, and Mr. McNeill, City Engineer, concerning their desire to keep or delete the New Town, Old Town designations. Some of the items discussed were the desire to preserve some of the Old Town heritage but not all, how growth would play a part on the area being proposed as the New Town, whether to change the name and allow the district with a different name, how mixed use was defined in these areas and whether or not to allow mixed use in the designated areas.

After discussion, *it was the general agreement of Council that they want to recognize the historical heritage of Trinity in the Old Town area, no matter what it is called, and that they want to consider development of a new downtown in the New Town area, no matter what it is called, and that they want different names for Old Town and New Town. Council also agreed with the deletion of the R6 and R7 zonings.*

**\*\* Council member Talbert was in strong disagreement with the general agreement and that mixed use was high density development and new urbanism development\*\***

3. **Eliminate references to starting a Historic District, Historic Commission or Historic Preservation District (page 80)**

*It was Manager Bailie's suggestion to delete all wording referring to any of the above mentioned items.*

4. **Implementation Committee- *It was Manager Bailie's suggestion to delete this section all together and have all things come through the Planning/Zoning Committee and Council for approval.***

**Cluster Development-** There was discussion between Council members and Manager Bailie concerning Cluster development as well as what was voiced about this type of housing at the Public Hearing on January 19, 2007 concerning the density and cluster housing for the proposed annexation that failed. Manager Bailie advised members that our development ordinances allow cluster development as a special use and that this change would need to come about through changes to the City Ordinances. Manager Bailie further explained that any proposed cluster development must come to Council for approval. It would come to Council as a part of the rezoning process.

5.

**Manager Bailie recommended that this item, review and consider restrictions to cluster development, be moved to the additional recommendations listing shown on page 12 and listed below:.**

- The City recognize and value its unique position at the headwaters of the Uwharrie River and consider setting water quality and development standards that reflect appropriate stewardship of these environmentally sensitive lands and water.
- The City review current open space requirements to determine if they are adequate.
- The City consider Tree Protection Ordinances
- The City considers regulations in regard to light pollution.
- The City considers developing a plan for burying overhead power lines.
- **Review and consider restrictions to cluster development**

These changes would follow the process and go back to the Planning/Zoning Board.

Manager Bailie discussed the handout provided by Mr. Stumb addressing other changes listed and discussed earlier under the categorization of Changes to Zoning and Subdivision Ordinances. It was Manager Bailie's opinion that most of the items listed under this topic had already been taken care of in the Ordinances.

- All subdivisions should not be required to have greenways. If they don't have greenways, they should not be required to have Homeowners Associations.

**Our City Ordinances do not require greenways. I do not believe we need any changes unless it is Council's desire to require greenways.**

- All subdivisions should not be the same; some should have just sidewalks (instead of greenways)

**Our Ordinances do not require that all subdivisions be required to be the same. Sidewalks are required in R-12 and R-M and not in R-40 or R-20. I believe this addresses this change. Please advise if you have other thoughts.**

- Lots of record should be allowed to be developed if setbacks are met.

**Council went through the process with lengthy discussion concerning this item. Mr. Stumb has stated that development is allowed on lots of record if the proposed development can meet the required set backs. What is not permitted is the division of lots of record into less than 20,000 square foot lots.**

**Unless Council desires to change this, lots of record may be developed if setbacks can be met and they can not be less than 20,000 square foot lots.**

- Require submittal of site plan as conditions attached to zoning requests.

**Council voted on October 17, 2006 to require this. If conditions can be placed on a site plan Council requires the site plan to be submitted.**

Manager Bailie addressed the general comments as follows:

- Implementation Committee should be City Council.

**As discussed earlier this will be deleted and the normal process of presentation to the Planning Board and Council will be followed.**

- Plan and map should be followed so that property owners, developers, staff, mayor and council know exactly what is and is not allowed in each designation.

**This is a goal to aspire to.**

- Develop a Plan similar to the one adopted in 1999.

**Manager Bailie had no comments on this item.**

Mayor Andrews asked Council if they were agreeable for having the Manager make the changes and present Council new copies of the materials that contained the changes. If the changes are agreeable we will consider this for adoption at the February Council Meeting. Council members were in agreement with this process.

## **ITEM 5. CLOSING COMMENTS FROM MAYOR AND COUNCIL**

### **Comments from Council**

Council member Labonte discussed the newspaper article concerning the dumping of sludge on property around Trinity. If the same party that did the land site sampling was representing both parties it was his opinion that someone owed the community and the citizens of the City of Trinity an explanation on the type of sludge that had been dumped. The results of the sampling needs to be publicized regardless of the outcome of good or bad.

**ITEM 6. CLOSING COMMENTS FROM CITY MANAGER AND STAFF**

**Comments from Staff**

Mr. Stumb advised Council that sketch plans had been submitted for 3 subdivisions. We are still waiting on the large plans.

Manager Bailie advised Council that these were not requests for rezoning since these properties have already been properly rezoned for the sketches submitted. The next step will be approval of the developments.

**Comments from the City Manager**

Manager Bailie advised members of the Grand Opening of the Subway located on Unity Street on Thursday, February 22, 2007 at 9:00 am. You will all be receiving invitations.

**ITEM 7. ADJOURNMENT**

With no further business to discuss *Council member Ewings made a motion to adjourn the January 30, 2007 Special Called Meeting of the Trinity City Council at 5:51pm, seconded by Council member Talbert and approved unanimously by all Council members present.*

**These minutes were approved by the Trinity Council at their Regularly Scheduled Meeting on February 20, 2007 as written with no changes upon motion of Council member Bridges seconded by Council member Labonte and approved unanimously by all Council members present.**